

FILED
GREENVILLE, S.C.

REC: 1541 PAGE 286

MAY 15 10 46 AM '81

MORTGAGE

THIS MORTGAGE is made this 15 day of May,
19 81, between the Mortgagor, JOSEPH G. KAENZIG, JR., and HELEN A. BURTON

_____, (herein "Borrower"), and the Mortgagee,
Perpetual Federal Savings and Loan Association, who address is 907 North Main Street, Anderson, South Carolina
(herein "Lender").

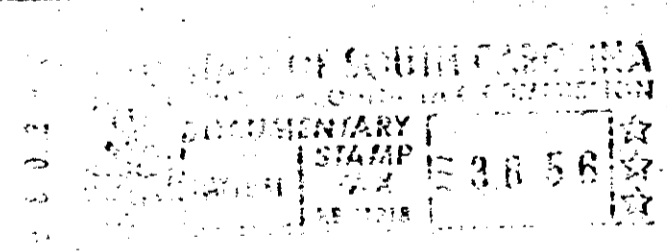
WHEREAS, Borrower is indebted to Lender in the principal sum of NINETY-SIX THOUSAND FOUR HUNDRED
AND NO/100----- dollars, which indebtedness is evidenced by Borrower's
note dated May 15, 1981, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid due and payable on June 1, 2011

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the
payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this
Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repay-
ment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof
(herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors
and assigns the following described property located in the County of Greenville
State of South Carolina.

ALL that certain piece, parcel or lot of land, with the buildings and
improvements thereon, lying and being on the Northwesterly side of Creekside Road, near the City of Greenville, South Carolina, being known as
Lot eo. 428 on plat entitled "Map 3, Section 2, Sugar Creek," recorded
in the RMC Office for Greenville County, South Carolina, in Plat Book
7-X at page 2, and having according, to said plat, the following metes
and bounds, to-wit;

BEGINNING at an iron pin on the Northwesterly side of Creekside Road, said
pin being the joint front corner of Lots Nos. 427 and 428, and running thence
with the common line of said Lots N. 39-02 W. 145.25 feet to an iron pin
joint rear corner of Lots Nos. 427 and 428; thence S. 46-49 W. 110.03 feet
to an iron pin at the joint rear corner of Lots Nos. 428 and 429; thence
with the common line of said lots S. 46-37 E. 145.43 feet to an iron pin
on the Northwesterly side of Creekside Road; thence with the Northwesterly
side of Creekside Road N. 46-39-36 E. 90.81 feet to an iron pin, the point
of beginning.

This is the same property conveyed to the mortgagors above noted by deed
of M. G. Proffitt, Inc., dated May 15, 1981 and recorded in the RMC office
for Greenville County in Deed Book 1148 at page 131.



which has the address of 109 Creekside Road, Greer, South Carolina,
(Street) (City)
29651 (herein "Property Address");
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all
the improvements now or hereafter erected on the property, and all easements, rights, appurtenances,
rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and
all fixtures now or hereafter attached to the property, all of which, including replacements and additions
thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the
foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein
referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to
mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will
warrant and defend generally the title to the Property against all claims and demands, subject to any
declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance
policy insuring Lender's interest in the Property.

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